



MEMORANDUM

TO: Members of the Waterfront Planning Advisory Board

FROM: Sarah Graham, Senior Planner
Planning and Development Review Department

DATE: May 10, 2010

SUBJECT: Holly Street Power Plant Decommissioning and Demolition Project
SPC-2009-0199D

ADDRESS: 2401 Holly Street

REQUESTS:

From the Environmental Board:

Approval of LDC 25-2-721A(4) – Recommendation of the Environmental Board for a site plan within the Waterfront Overlay Combining District.

From the Waterfront Planning Advisory Board:

Approval of LDC 25-5-143(C) – Recommendation of a site plan in the Waterfront Overlay to be presented to the Land Use Commission.

From the Planning Commission:

Approval of LDC 25-2-625(D)(2) – Conditional Use Permit related to P - Public zoning.

Project Area Description

The Holly Street Power Plant Decommissioning and Demolition Project (the Project) is the next phase in the redevelopment of the recently retired, gas-fired, electric generating power plant that sits on the banks of Lady Bird Lake in East Austin. The Project at this time is only for the demolition of the Power Plant – and future plans for park development will be a separate project in the future.

The site occupies a portion of two adjoining tracts of land consisting of a total of 21.54 acres of land. The project site is roughly bounded by Lady Bird Lake to the south, Holly

Street to the north, Robert Martinez Jr. Street to the west, and Pedernales Street to the east. Owned by the City of Austin (COA), it served the electrical needs of many Austin citizens for over 40 years. Many of the plants' structures will be demolished during the phase though several buildings and functions will remain operational. As currently planned, 28 of the 39 structures will be demolished. Those remaining will be a combination of buildings and electrical substation components.

Upon completion of the demolition phase, a portion of the site will be converted to parkland and developed according to the requirements as a Community Park. Associated improvements to be completed during this phase will include the demolition of the existing plant infrastructure, relocation of domestic utilities and grading. City Council has passed a Resolution (attached) to allocate funds to develop a master plan for the Holly Power Plant Site Park. The planning process for the future park is only in its beginning stages.

The Parks & Recreation Department, in cooperation with Contract & Land Management Department, has begun the process of Consultant Selection for a Master Plan of the Holly Shores/Festival Beach area. The Master Plan will focus primarily on approximately 9 acres of property in the Holly Power Plant site that will be transferred to Parks & Recreation Department from Austin Energy following the demolition of the power plant. The Master Plan will also evaluate and assess the best use options for existing parklands adjacent to the Holly Power Plant area.

Once the Notice to Proceed has been issued to the selected Consultant, presentations will be made periodically to the Waterfront Planning Advisory Board to provide the Board with updates on the progress of the Master Plan.

Waterfront Overlay

This Project is located within the Festival Beach portion of the Waterfront Overlay Combining District. In June 2009, City Council passed an ordinance to amend the district's development allowances, and to establish a Waterfront Overlay Board. According to LDC § 25-5-143, the director shall request a recommendation from the Waterfront Planning Advisory Board to be presented to the Land Use Commission. As this site is zoned P-NP (Public – Neighborhood Plan), this site plan is considered a Conditional Use Permit, and must be approved by the Land Use Commission - Planning Commission in this case. According to §25-2-721, Planning Commission shall request a recommendation from the Environmental Board before approving or denying a site plan within the Waterfront Overlay combining district and shall consider the recommendation provided by the board. If the Environmental Board fails to make a recommendation, the Land Use Commission may approve or deny the site plan without a recommendation.

The demolition of the old Power Plant is in alignment with the Goals and Policies of the Waterfront Overlay Combining District. The goals include ensuring that zoning decisions in the Colorado River corridor achieve the highest degree of land use compatibility by eliminating industrial uses from the confluence of Longhorn Dam; phasing out resource extraction; and providing the public visual and physical access to the Colorado River.

Goals also strive to protect, enhance, and interpret natural values and environmentally sensitive areas of the Colorado River Corridor through appropriate mitigation for new development affecting identified landforms; and maintenance of natural shorelines and bluffs along the waterfront, except where otherwise required by subdistrict regulations or for necessary stabilization. The final goal of the District is to recognize the potential of the waterfront as an open space connector, form-shaper of urban development, and focal point for lively pedestrian-oriented mixed uses as defined by the subdistrict goals of the Town Lake Corridor Study.

Environmental

An Environmental Assessment was performed for the site in June 2009 by Weston Solutions. Environmental Resource Management staff had no comments on the Project. The applicant requested an administrative variance as the site plan proposes demolition within the Critical Water Quality Zone in an Urban Watershed (LDC Article 7, Division 1) along Lady Bird Lake. City staff granted the variance, as the Findings of Fact (LDC 25-8-42(C)) have been met. Please see the attached Administrative Variance Action Form, which was approved on April 22, 2010. No trees will be removed during this Project.

Drainage

Since the project will result in a net decrease of impervious cover and due to its proximity to Town Lake, no 2 or 25/100-year detention ponds are proposed. After demolition of the plan infrastructure, drainage from the site will be regarded to sheet flow to Town Lake.

Water Quality

Water Quality will be protected during demolition through the use of temporary erosion control devices installed and maintained in accordance with the City of Austin Environmental Criteria Manual. Construction will proceed in a manner that will maximize the use of temporary erosion control devices and by installing tree protection fencing.

Variance Request

The following is the only variance request for the Project:

Administrative variance from Land Development Code 25-8-261 to allow development within the Critical Water Quality Zone

<u>Impervious Cover</u>	<u>Existing Conditions</u>	<u>Proposed Conditions</u>
Square Feet	582,013 sf	404,676 sf
Acres	13.36 ac	9.29 ac
Percentage	62.02%	43.13%

Recommendation

Staff recommends approval of this site plan without conditions.

If you need further details, please feel free to contact me at 974-2826.

Sarah Graham, Senior Planner

Planning and Development Review Department



Holly Street Power Plant Decommissioning and Demolition Project - Conditional Use Site Plan



SUBJECT TRACT



ZONING BOUNDARY

0 125 250 500 Feet

CASE#: SPC-2009-0199D
ADDRESS: 2401 Holly Street
MANAGER: Sarah Graham

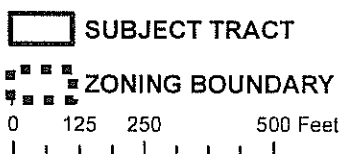


OPERATOR: Sarah Graham

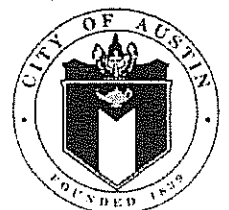
This map has been produced by the case manager for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



Holly Street Power Plant Decommissioning and Demolition Project - Conditional Use Site Plan



CASE#: SPC-2009-0199D
 ADDRESS: 2401 Holly Street
 MANAGER: Sarah Graham

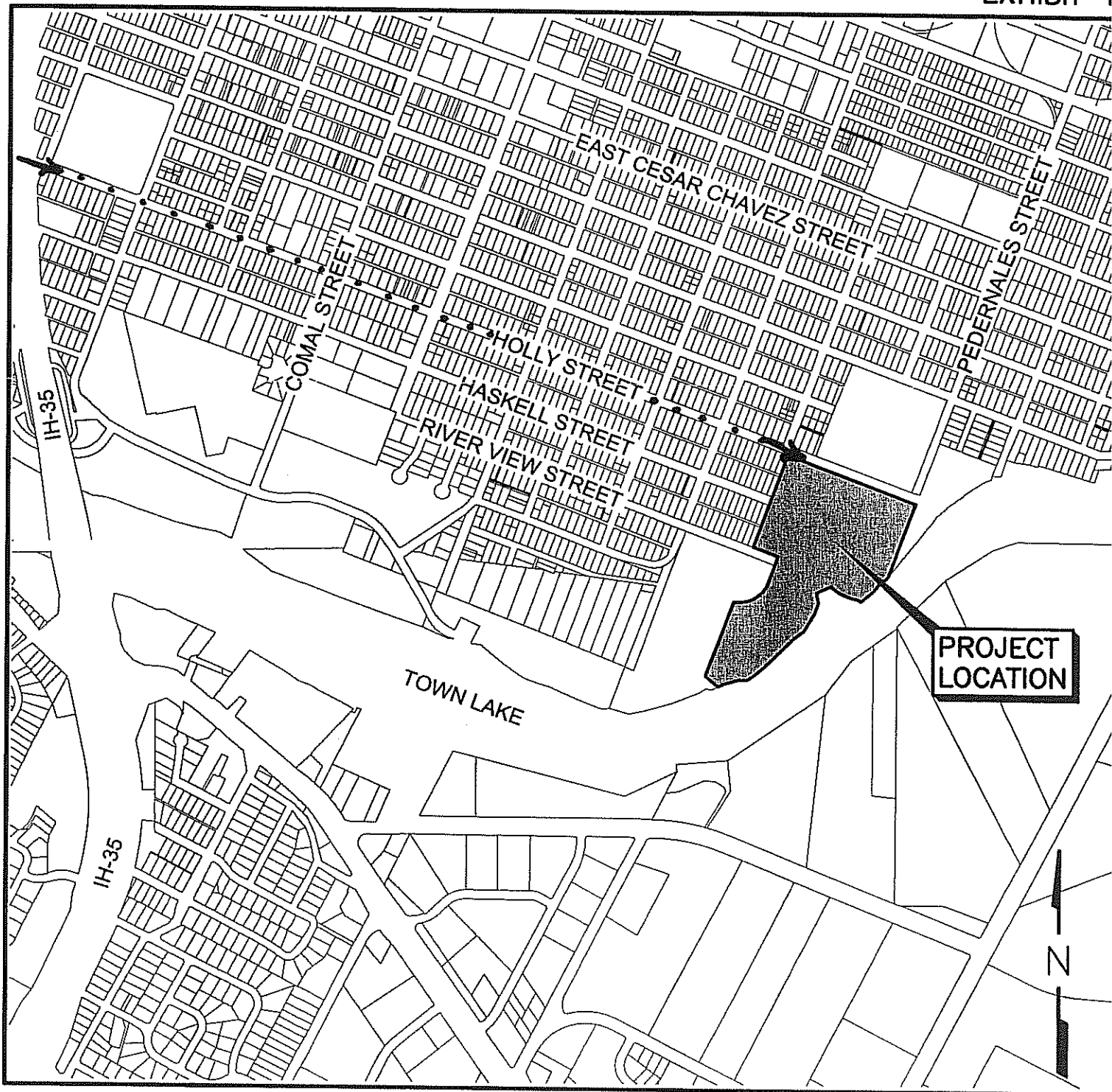


OPERATOR: Sarah Graham

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DRIVING DIRECTIONS

EXHIBIT 1





ADMINISTRATIVE VARIANCE ACTION FORM – LDC SECTION 25-8-42

Application Date: July 1, 2009

Project Case Number: SPC-2009-0199D

Project Name: Holly Street Power Plant Decommissioning and Demolition Project

Project Address: 2401 Holly Street

Watershed & Classification: Town Lake (Lady Bird Lake) Watershed, Urban Watershed, Desired Development Zone

Ordinance Standard: LDC Article 7, Division 1 (for construction in the Critical Water Quality Zone in an Urban Watershed)

Variance Request: Request is to allow demolition within the CWQZ along Lady Bird Lake.

Action: Grant

Findings of Fact (LDC 25-8-42(C)):

- 1) Development in accordance with the variance meets the objective of the requirements for which the variance is requested. **Yes**
- 2) For property in the Barton Springs Zone, the variance will result in water quality that is at least equal to the water quality achievable without the variance. **NA**
- 3) For a variance described in LDC Section 25-8-42(B)(6), the cut or fill is not located on a slope with a gradient of more than 15% or within 100 feet from the centerline of a classified waterway. **Not applicable.**

To support granting a variance, all applicable criteria must be checked "yes."

Action Date: 4/22/10

Reviewer's Name: Brad Jackson

RESOLUTION NO. 20090924-068

WHEREAS, Mexic-Arte Museum is dedicated to enriching the community through education programs and exhibitions focusing on traditional and contemporary Mexican, Latino, and Latin American art and culture. Since its founding in 1984, Mexic-Arte Museum has been designated as the Official Mexican and Mexican American Fine Art Museum of Texas by the 78th Legislature of the State of Texas; and

WHEREAS, Mexic-Arte Museum will be celebrating its 26th Annual Dia de los Muertos celebration, Austin's largest and longest-running Day of the Dead festival featuring Latino artists and entertainment, an exhibition, and educational programs in the heart of downtown; and

WHEREAS, Mexic-Arte wishes to expand its celebration to include Holly neighborhood families in all of its activities; and

WHEREAS, there are currently funds that have not been spent in the Holly Good Neighbor program and cannot be used through existing programs this fiscal year; and

WHEREAS, it is the intent of the City Council to allocate these funds to other efforts that will enhance the quality of life for residents in the Holly neighborhood; **NOW, THEREFORE**

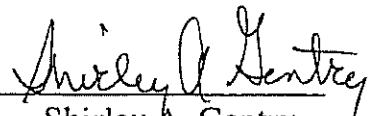
BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

The City Manager is directed to reallocate:

- the \$550,000 designated by prior Council Resolution No. 20080925-081 for the Holly Neighborhood Home Rehabilitation Program to develop a master plan for Festival Beach, Fiesta Gardens, and the Holly Power Plant Site Park; and
- the \$35,000 designated by prior Council Resolution No. 20080925-081 for grant-writer funding to the Mexic-Arte Museum for the administration of afterschool programs and the Dia De Los Muertos celebration.

ADOPTED: September 24, 2009

ATTEST:


Shirley A. Gentry
City Clerk



M E M O R A N D U M

TO: Sue Welch, Senior Planner, Planning and Development Review Department

FROM: Mike Jones, Project Coordinator, Parks & Recreation Department

DATE: April 12, 2010

SUBJECT: Holly Shores/Festival Beach Master Plan

This Memo is to serve as notification that Parks & Recreation Department, in cooperation with Contract & Land Management Department, has begun the process of Consultant Selection for a Master Plan of the Holly Shores/Festival Beach area. The Master Plan will focus primarily on approximately 9 acres of property in the Holly Power Plant site that will be transferred to Parks & Recreation Department from Austin Energy following the demolition of the power plant. The Master Plan will also evaluate and assess the best use options for existing parklands adjacent to the Holly Power Plant area.

Once the Notice To Proceed has been issued to the selected Consultant, presentations will be made periodically to the Waterfront Planning Advisory Board to provide you with updates on the progress of the Master Plan.

If you have any questions, please contact me at 974-9476.

Respectfully,

Mike Jones
Project Coordinator
Parks & Recreation Department

cc: Ricardo Soliz
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